



**United States Environmental Protection Agency
Region 5
POLLUTION REPORT**

Date: Friday, December 19, 2003

From: Verneta J. Simon, On-Scene Coordinator

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Subject: # 1 & Final POLREP
Lindsay Light II Site OU 03
341 East Ohio, Chicago, IL

POLREP No.:	1	Site #:	YT
Reporting Period:		D.O. #:	
Start Date:	6/6/2002	Response Authority:	CERCLA
Mob Date:		Response Type:	
Completion Date:	3/21/2003	NPL Status:	Non NPL
CERCLIS ID #:		Incident Category:	
RCRIS ID #:		Contract #	

Site Description

In 1996, U.S. EPA issued a Unilateral Administrative Order to Kerr-McGee Chemical Corporation and The Chicago Dock and Canal Trust (Respondents) for a time-critical removal of thorium from 316 East Illinois Street that is also known as Lindsay Light II/OU 00. The property that is the subject of this POLREP, Lindsay Light II/OU 03 North McClurg Court is located at 341 East Ohio. This property has also been called the Grand, McClurg, Ohio, or GMO property. At the time of the thorium contamination discovery in April 2000, this property was a vacant lot directly across the street and directly north of the Lindsay Light II site or 316 East Illinois. The Lindsay Light II/OU 03 thorium contamination was first discovered by a potential purchaser of the site, who had conducted limited radiological sampling. On May 31, 2000, the owner of the property, Teachers' Retirement System of the State of Illinois ("TRS") informed U.S. EPA that elevated levels of radioactive materials had

been detected on the property. This information was supported by the U.S. EPA Scanner Van Survey of the property and by a gamma survey meter walkover by U.S. EPA staff.

Following this disclosure, TRS, Kerr-McGee LLC., and U.S. EPA met several times to discuss the extent of contamination on the GMO property and made preparations for its cleanup. TRS claimed it was a secured creditor exempt from CERCLA owner liability. Also, on July 13, 2000, U.S. EPA sent a letter to the Respondents to the 1996 UAO and TRS, notifying them that the Lindsay Light II/OU 03 thorium was "off-site" contamination subject to the 1996 UAO that required a Work Plan for a Site Cleanup.

On May 15, 2002, a work plan was approved. This work plan was developed pursuant to the 1996 UAO requiring the Respondents to fully remediate the site until maximum protectiveness of human health and the environment was achieved and the following actions at a minimum:

- 1) Develop a Work Plan for the radiological assessment of the site.
- 2) Develop and implement a site health and safety plan.
- 3) Develop and implement an air monitoring plan.
- 4) Develop and implement site security measures.
- 5) Conduct land surveying to the extent necessary to establish a grid system to locate all property boundaries, special features (pipes, storage tanks, etc.), and sample locations.
- 6) Place borings in critical locations (grid corners, high exposure rate areas, special features, etc.) for the purpose of measuring subsurface radiation levels. Measurements shall be recorded at each 6 inch depth until the natural soils are reached or radiation levels reach background, whichever is the greatest depth.
- 7) Collect soil samples from the borings and analyze for radionuclide content, and RCRA characteristics. These results will then be used by the PRP to correlate subsurface radiation levels and radionuclide content, and to determine the disposal facility.
- 8) Conduct off-site radiological surveying and sampling as necessary and at a minimum implement 40 CFR 192 should contamination be discovered beyond current site boundaries.
- 9) Based upon soil results, remove, transport, and dispose of all characterized or identified hazardous substances, pollutants, wastes or contaminants at a RCRA/CERCLA approved disposal facility in accordance with the U.S. EPA off-site rule.

On-site work started on June 6, 2002 at this site and involved both thorium and pesticide-contaminated soils. Prior to remediation, gamma readings as high as 95,000 counts per minute (cpm) were detected at 341 East Ohio. In an uncontaminated area, gamma readings are about 7,000 cpm.

Key Issues

On June 27, 2001, a public forum was held at the Best Western to explain to the local community the existence of thorium and the planned removal activities.

The pesticide-contaminated soil was attributed to the activities of either Veliscol Corporation or Sandoz Limited at 341 East Ohio. From 1947 to 1988, 341 East Ohio was the headquarters

and research center for Veliscol Corporation and later Sandoz Limited. In 1988, the buildings were razed and the land was used for a parking lot.

Three radioactively-contaminated areas remain underneath the adjacent Grand Avenue and Ohio Street sidewalks. These three areas have the following thorium concentrations and gamma readings: 5.9 picoCuries per gram (pCi/g) and 35,000 cpm; 8.2 pCi/g and 23,000 cpm; and 241 pCi/g and 48,000 cpm. As long as these three areas remain undisturbed and covered by a sidewalk, they do not pose a threat to public health or the environment. However, as the property undergoes development and utilities and other improvements may be installed in the sidewalk right-of-way, these contaminated areas must be properly managed to prevent workers or the general public from exposure to this remaining radioactivity during future construction or utility construction, replacement or repair work.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
Intramural Costs				
Total Site Costs	\$0.00	\$0.00	\$0.00	0.00%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

Disposition of Wastes

Approximately 6,233 tons of thorium-contaminated soil was excavated and shipped to the Envirocare Facility in Clive, Utah for disposal and 5,689 tons of pesticide-contaminated soils were shipped to the CID Landfill in Chicago, Illinois.